



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2305085

Applicant Name: Jon Tellefson

Address of Proposal: 1810 Franklin Avenue E

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into eight unit lots. Proposed lot sizes are: A) 1,948 square feet, B) 992 square feet, C) 1,053 square feet, D) 1,459 square feet, E) 1,031 square feet, F) 1,078 square feet, G) 1,211 square feet; and H) 1,006 square feet. Construction of townhouses has been reviewed and approved under related Master Use Permit #2205979.

The following approval is required:

Short Subdivision - to create eight unit lots.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading, or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 9,781-square foot site is located on the east side of Franklin Avenue East, near the intersection with East Blaine Street and the Boylston on-ramp to Interstate 5. Franklin Avenue East is improved with curb, gutter, and sidewalk on both sides of the street at the site location. Vehicular access to the site would be provided via three shared driveways onto Franklin Avenue East.

The construction of eight townhouse units was reviewed and approved under Master Use Permit #2205979. The site was previously developed with a single-family residence and a two-unit apartment building which have now been demolished. The townhouse units will be located in three separate structures (a 4-unit structure and two 2-unit structures). Four of the townhouse units will have direct access to Franklin Avenue East; the other four units will access the street via a shared ingress/egress easement. The site is not located in any mapped or observed environmentally critical area.

The subject property is zoned Residential, Multifamily, Lowrise 3 (L3). Property to the immediate north is zoned Residential, Multifamily, Lowrise 1 (L1). Property to the west, east, and south is zoned Commercial 1, with varying height limits. Development in the area consists of a mix of uses including single-family residences, multi-family residences, and commercial uses.

Proposal Description

The proposal is to subdivide one parcel (the “parent lot”) into eight unit lots with vehicular access provided from shared easements to Franklin Avenue East. Parking for each of the eight new townhouse units would be provided within the units. Parcels A through F have street frontage on Franklin Avenue East, and pedestrian access to the street for Parcels G and H would be provided via a five-foot wide pedestrian access easement.

The construction of the townhouse units was reviewed for consistency with the applicable provisions of the Seattle Municipal Code under a separate permit (Master Use Permit #2205979). The subject of this analysis and decision is only the proposed subdivision of land.

Public Comments

The comment period for this proposal ended on August 20, 2003. No written comments were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless specific criteria are met. Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. Conformance to the applicable Land Use Code provisions;

The subject property is zoned for multi-family residential use. The lots to be created by this unit subdivision might not individually meet all of the standards of SMC Chapter 23.45 for Lowrise 3 zones including setbacks, density, and structure width and depth. However, the development as a whole was reviewed for compliance with applicable

standards under the related construction permit review. The development must continue to meet applicable standards when considered as a whole.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Proposed Parcels A, B, C, and D would have vehicular access to Franklin Avenue East from two shared driveways (one driveway serving Parcels A and B, the other serving Parcels C and D). Proposed Parcels E, F, G, and H would have access onto Franklin Avenue East via a driveway over a shared ingress/egress easement.

All private utilities are available in this area. Seattle City Light would provide electrical service to the proposed unit lot subdivision. After reviewing the proposal, City Light requires an easement to provide electrical facilities and service to the proposed unit lots (Easement – P.M. #250420-3-011B).

The Seattle Fire Department has reviewed and approved the proposed unit lot subdivision.

Provisions for address signage visible from Franklin Avenue East should be made for proposed Parcels G and H.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities, and Water Availability Certificate #2003-0859 was issued August 4, 2003.

Drainage review has also been conducted and approved in conjunction with the development project. Connection to the 12-inch public combined sewer (PS) in Franklin Avenue East would be available for sanitary discharge from new construction on each of the proposed parcels. There are no public storm drains in the vicinity of the short plat proposal. The applicant has provided adequate easements to provide connection from the new construction to the existing PS.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision is consistent with minimum Land Use Code provisions. The proposed development would have adequate access for vehicles, utilities, and fire protection and would have adequate drainage, water supply, and sanitary sewage disposal. Therefore, the public use and interests would be served by permitting the proposed unit lot subdivision of land. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas.*

This site is not located in a mapped or otherwise observed environmentally critical area as defined in SMC 25.09.240.

6. *Is designed to maximize the retention of existing trees.*

Under the related construction permit (Master Use Permit #2205979), no existing trees were proposed to be retained. The proposed unit lot subdivision would not affect the retention of trees planted according to the approved landscape plan for Master Use Permit #2205979.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

The applicant has received approval to construct eight townhouse units on the parent lot. Pursuant to SMC 23.24.045(B), sites developed or proposed to be developed with townhouses, cottage housing, clustered housing, or single-family housing may be subdivided into individual nonconforming unit parcels if development as a whole on the parent lot meets applicable Land Use Code development standards.

To assure that future owners have constructive notice that additional development may be limited due to nonconformities; the following statement shall be required to be included as a note on the final short subdivision: *The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Municipal Code.*

The conformance of the proposed development as a whole with the applicable Land Use Code Provisions was reviewed under Master Use Permit #2205979. These provisions include, but are not limited to, setback, lot coverage, building height, usable open space, landscaping, and parking requirements. Consistent with SMC 23.24.045(C), additional development of the proposed unit lots may be limited. Subsequent platting actions or additions or modifications to the structure(s) shall not create or increase any nonconformity of the parent lot. Consistent with SMC 23.24.045(D), access easements and joint use and maintenance agreements shall be executed for shared walls on property lines, and driveway and pedestrian access. The proposed short subdivision conforms to the provisions of SMC 23.24.045 for Unit Lot Subdivisions.

SUMMARY - SHORT SUBDIVISION

This unit subdivision would be provided with adequate vehicular and emergency access and with public and private utilities. Adequate provisions for water supply and sanitary sewage disposal

would be provided for each lot, and service is assured subject to standard conditions governing utility extensions. Adequate provisions for drainage control have also been provided.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording:

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat, and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.
3. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (Exhibit "A," Easement P.M. #250420-3-011B) on the final documents.
4. On the face of the plat, provide easements or covenants to allow for the proper posting of address signage visible from Franklin Avenue East for proposed parcels without street frontage (Parcels G and H).
5. Insert the following note on the face of the plat: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Municipal Code."

Signature: (signature on file) Date: October 23, 2003
Leslie C. Clark, AICP
Land Use Planner

LCC:bg

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